Mr. Tribus
Florence M. Goddard

January 6, 1950

Exchange of Property - Haines, Alaska

On December 8 Miss Gladfelter sent you a memorandum in regard to the letter to Major James concerning the exchange of property with the Army at Haines, Alaska. In this memorandum she suggested that you request Mr. Muncaster to provide a survey of the plot which we are to deed to the Government and that you send us a copy of this letter to Mr. Muncaster. To date we do not seem to have received this and would appreciate having it to bring our files uptodate.

We presume that as far as the transfer of property is concerned, that the next move is up to the Army.

Florence M. Goddard
Assistant, Department of
Educational and Medical Work

FMG:lhc

Haines House

Haines, Alaska

Owned and operated by

Board of National Missions
of the
Presbyterian Church in the United States of America

Isabel Miller, Executive

January 9, 1950

Miss Katharine E. Gladfelter
156 Fifth Avenue
New York 10, N. Y.

My dear Miss Gladfelter:

Mr. Robert Thompson was in a few minutes ago to see if I could give permission to cut a few birch trees for firewood. What he wants would make about 4 or 5 cords of wood, and the stumpage price for a cord when cut on private land is $1.00 a cord (compared with 25¢ a cord on Government land). In my opinion, it would be all right to let him do this, and that we can trust him to do an honest job of it, and that it will not lead to much if any future cutting on the part of others unless you and we wished it. He may change his mind, too, but I would like to be able to oblige him if it is possible.

Very sincerely yours,

Isabel Miller

Isabel Miller

Department of ... and Media ...
JAN 16 1950

INTER-OFFICE CORRESPONDENCE

BOARD OF NATIONAL MISSIONS

TO Miss Gladfelter
FROM A.W.McMurray
RE: Haines, Alaska

JAN 11 1950
Educational and Medical Work

DATE Jan. 11, 1950

I found in our files the attached memo of Mr. Steinmuller to you, dated Sep. 30, 1949, in connection with easement across Board's property at Haines, which apparently belongs in your files.

awm

A.W.McMurray

Jan. 11
Mr. Tribus took this over when in Haines with me in Oct. '49 and incidently returned it to his own files. AWM

Re Extension of Flumdam and Drainage Agreement

September 30, 1949

My dear Miss Miller:

Miss Gladfelter has asked me to send you the enclosed copy of a memorandum from Mr. Steinmuller answering the questions concerning the easement across the Board's property. Miss Gladfelter is taking the original of this memorandum with her together with the easements which were sent in and will discuss it with you when she is in Haines. She wanted you to have this information, however, before she arrived.

Very sincerely yours,

Florence M. Goddard
Assistant, Department of
Educational and Medical Work

Miss Isabel Miller
Haines House
Haines, Alaska

FMG:lhc
Enc.

Prop
Haines

January 12, 1950

My dear Miss Miller:

We have just received from Mr. Muncaster the bill for surveying the lot at Haines, Alaska which is to be turned over to the Army. Mr. Tribus' office has received the papers but as he is away at present, he has not had an opportunity to review them. We are, however, putting through for payment the bill of $300 as a charge against the Property Condemnation Account in accordance with Miss Gladfelter's authorization.

Very sincerely yours,

Florence M. Goddard
Assistant, Department of
Educational and Medical Work

Miss Isabel Miller
Haines House
Haines, Alaska

January 17, 1950

Miss Isabel Miller
Haines House
Haines, Alaska

Dear Miss Miller:

This is to acknowledge your letter of January 9 and approve the cutting by Mr. Robert Thompson of approximately four or five cords of birch wood for firewood.

The payment should be sent in to be credited to the Haines property account.

Very sincerely yours,

Katharine E. Gladfelter
Secretary, Department of
Educational and Medical Work

keg/oh

February 8, 1950

Mr. Lucien H. Tribus
156 Fifth Avenue
New York 10, N. Y.

My dear Mr. Tribus:

Mr. Muncaster was in yesterday to ask that I write to you for a copy of the Easement deed for the ditch across our land, which was recently given to the City of Haines. When he checked the records on file with the City here, he finds that the description is badly in error and not in line with the data which he gave to you.

I hope that this can be straightened out speedily, since as you know anything which might retard the construction of that drainage and sewer ditch is of real concern to Haines House and its program since it is the first step to clearanee of land for cultivation, a problem which we have been trying to solve for a number of years.

He has spoken with Mr. King, the major, about it, too, but I hope an effort can be made from all angles to straighten out this error.

Very sincerely yours,

Isabel Miller

Copy for Miss Glaffelter

Depart... FEB 14 1950 ...and Medical Work

Mr. L. H. Tribus
Katharine E. Gladfelter

February 10, 1950

The attached letter from Mr. Robert Coleman together with the carbon of Miss Miller's reply have prodded me to ask a question which has come to mind several times since we were in Haines. Has the situation there been dormant or have you received some inquiries or bids? I shall appreciate having copies of all correspondence since, as you know, I am interested in developments there and have pretty definite ideas about values, i.e. that I definitely do not want to let any land go too low.

I shall be glad to have you write Mr. Coleman to send him a copy of the survey and to explain that it is up to him to bid.

By the way, we should like a copy of the survey for reference as bids may be received.

Also, you will send copies of all correspondence re sales, such as your letter to Mr. Coleman, to Miss Miller, will you not?

Katharine E. Gladfelter

keg/mi
Atts. 2

Prop
Haines

February 24, 1950

AIR MAIL

My dear Mr. Armstrong:

Enclosed is a copy of the latest survey of our Haines property which I promised to send you.

We have marked on this in red the tract deeded recently to the city for school purposes.

Negotiations are pending now for four additional property transactions:

1 - Main Street frontage between Second and Third Avenues.

This has been surveyed for building lots and offers to purchase will be considered. Just the lots on Main Street will be opened up now.

2 - Strip along Main Street, approximately 10 feet wide, to widen the street when black topped. This will be deeded to the city without charge.

3 - Right of way across the Mission property from the proposed extension of Third Avenue (from Main Street to the Haines Cut-Off) to the beach for sewage purposes.

The deeding of the land for the extension of Third Avenue was approved over a year ago and is "in process."

4 - An exchange with the United States Government whereby we would deed a lot (outlined in ink) facing on Main Street and extending along Fifth Street (if extended) to the Army's holdings, in return for the section of the Army property marked in ink on the map. This deal would give the Army a Main Street frontage for a new A.C.S. office and would straighten out our holdings east of Fifth Avenue, if extended.

Very sincerely yours,

Katharine E. Gladfelter
Secretary, Department of
Educational and Medical Work

Rev.
Mr. R. Rolland Armstrong
Box 1736
Anchorage, Alaska

keg/mi
cc: Miss Miller
Enc.

Haines House

Haines, Alaska

Owned and operated by

Board of National Missions
of the
Presbyterian Church in the United States of America

Isabel Miller, Executive

February 25, 1950

Miss Katharine E. Gladfelter
156 Fifth Avenue
New York 10, N. Y.

My dear Miss Gladfelter:

At the request of Mr. Alton Nelson, Fire Chief of Haines, I am sending you under separate cover a copy of our survey and other papers, prepared by Mr. Muncaster, showing an easment which the town would like to secure in order to connect with sea water for fire fighting.

Most of every winter that I have been in Haines, the supply and pressure in the regular water system has been too law for fire fighting, in fact much of the time most of the town has been without water. The fire department has now worked out a system for pumping ocean water into their hose, but they need a right-of-way across the beach where they can lay their pipe line and drive their fire truck. It is to our advantage to have that connection as near to our buildings as possible so I hope that this easement can be granted.

In order to save time, Mr. Muncaster allowed me to send his copy of the papers, understanding that they would be returned as soon as needed data had been taken from them.

Very sincerely yours

Isabel Miller

Isabel Miller

Department of
MAR 1 1950
Educational and Medical Work

An Easement to the Town of Haines for fire protections purpose located in U. S. Survey No. 735 Property of the Presbyterian Board of National Missions

Being a strip of land 40 ft wide on the east side of the beach road and extending to the tide waters of Portage Cove more fully described as follows: Being a strip 20 feet on either side of the following described line Beginning at the center of the beach road from which point U.S.L.M. No. 573 which is also Cor. No. 1 of U.S Survey No. 735 bears north 27° 07' east 101.2 feet distance Thence South 80° 52½ E to tide waters of Portage Cove a distance of 120 ft more or less.

W. Muncaster

Department of
RECD
MAR 1 1950
Educational and Medical Work

March 3, 1950

AIR MAIL

My dear Mr. Nelson:

Miss Miller has written us that it is the desire of the town of Haines to secure an easement against our beach property to enable the town to improve its fire fighting measures. We have also received a copy of the survey and other papers prepared by Mr. Muncaster showing just where the easement is desired.

Miss Miller has recommended that the easement be granted and all of us in the office are sympathetic with the proposal since we realize that an improvement in fire protection would benefit the whole town including our own property. However, before we can secure the Board's approval (the next meeting of the Board is scheduled for the middle of April) we should have a formal request in writing from the mayor for the town council. Can you see that this is prepared and in our hands by April 1?

With best wishes.

Very sincerely yours,

Katharine S. Gladfelter
Secretary, Department of
Educational and Medical Work

Mr. Alton Nelson, Chief
Fire Department
Haines, Alaska

ksg/mi
cc: Miss Miller - Seattle and Haines
Mr. Aribus

Erik Oslund Hardware

Authorized Ford Agency—Sporting Goods

Mar. 6,50 Haines, Alaska

Dear Miss.Gladfelter

I am late in writing this letter to you as I am quiet sure you have all ready got Miss.Millers letter. What I would like to know and get from the National Board of Mission is an easment so we can drive our firetruck down to salt water we have water shortage here and to get fire protection we have to get down to the ocean. We want to get down right down by the building which is acrossfrom the Manse I have had a talk with Miss.Miller and I understand she will be seeing you and she will explain to you what we are trying to do and we would like to get the easment soon as we are wanting to get free work from the men here before fishing starts we have had a nice winter but cold seince Christmas but now it is changed and gotten warmer. We sure will have nice church and are pretty well along with our remodeling we even turned the seats so we face east the church when finished will be like the one I left before I came to Alaska. Hope you and Miller have nice visit and we get our easment before to long.

Yours truly

Allan Nelson

MAR 13 1950

MAR 7 1950

Board of National Missions
Presbyterian Church in the U.S.A.

Box 2539
Juneau
Alaska

Miss Katharine Gladfelter
Division of Educational & Medical Work
156 Fifth Avenue
New York City 10, N.Y.

Dear Miss Gladfelter:

Yesterday D. B. Duncan and S. C. Farrington of the District Engeneers of Anchorage conferred with me on the Haines property relative to the ACS building site.

The discussion brought out the following:

(1) Need of legal discription of Track "A" on West side of proposed Fifth Avenue.
(2) Legal abstract on Tract "A".
(3) The Army will deed in their tract 250 x 340. This will include the full right of way that the Mission might give an easement on the full proposed 5th avenue .
(4) The Army is willing to deed Warehouse #4 to the Board. The line runs directly through this building. It is 60x300 made up of mill work (not a KD knock-down type) It will have to be moved, demolished or salvaged. Probable recommendation that has merit is to allow townspeople salvage rights for one half of the lumber. The town of Skagway is following this proceedure.
(5) The Army will provide legal description of the ACS property if the Board does not possess this.

My suggestion is that the basic information on property be cleared as soon as possible and that Mr. Fox of Haines be asked to give a reasonable answer to the disposition of the building. I shall write him and transmitt his answer to you.

I will be in Anchorage on March 18 and the week following. I will be in a position to give futher attention to these requests if material is available at that time.

Most sincerely yours,

R. Rolland Armstrong

R. Rolland Armstrong.

cc
Dist. Eng. Anchorage.
Rev. K. F. Fox

Board of National Missions
Presbyterian Church in the U.S.A.

Box 2539
Ju neau
Alaska.

The Rev. Kenneth Fox
Haines, Alaska

Dear Kenneth:

Enclosed you will find a letter to Miss Gladfelter. Point 5 will be of interest to you. The Army has a building that is right across the line. Part of it is on the proposed property we will receive from the Army in exchange for ACS site land on Main Street.

The part of the building left on our newly acquired property could remain on it, but the balance of the building on proposed 5th Avenue and the remaining Army property must be moved, etc.

You will be in a position to advise as to how your think it is best to dispose of this problem. In your answer you might include your recommendation as to where this lumber or building might be used.

Thank you for your care in this matter, I remain,

Most sincerely yours

R.Holland Armstrong
Field Representative

cc
Miss Katharine Gladfelter.

HAINES COMMON COUNCIL
CITY OF HAINES
INCORPORATED JANUARY 24, 1910
HAINES, ALASKA

March 8, 1950

Miss Katharine E. Gladfelter
Board of National Missions
156 Fifth Avenue
New York 10, N.Y.

Dear Miss Gladfelter:

Regarding the easement against the beach property owned by the Board of National Missions for the purpose of improving the fire protection system of the Town of Haines, authority was given the Mayor at a regular meeting of the Haines Town Council March 7, 1950 to request that such easement be granted by the Board of National Missions for this purpose.

I believe Fire Chief Alton Nelson has submitted to your office the description of this property and also informed you of the progress made by the Fire Department in obtaining new equipment. Since your trip here we have accomplished considerable work for the welfare of thecommunity including formal application for a new water and sewage system, plans to develop our health center etc. I can assure you that these are not idle gestures but concrete plans which are going ahead rapidly.

With best wishes, I remain,

Yours very truly,

Leonard King

Leonard King
Mayor of Haines Alaska

P.S. Please convey my respects to Mr. Tribus also.

1950

March 8, 1950

AIR MAIL

My dear Mr. Armstrong:

We are interested to learn from your letter from Juneau that the Army is prepared to accept our offer for an exchange of property in Haines.

Since we have never had any reply to our letter of December 8 to Major James quoting the Board's action on an exchange can you suggest to Mr. Duncan and Mr. Farrington, if they are the proper persons, that the Board should have an official answer in writing relative to what the Army desires from the Board and what it is prepared to give to the Board.

It is very helpful to have you on the ground to act as intermediary, but before we go to the expense involved in securing a survey and abstract I believe that we should hear from the Army directly.

Very sincerely yours,

Katharine E. Gladfelter
Secretary, Department of
Educational and Medical Work

Rev. R. Holland Armstrong
Box 2539
Juneau, Alaska

keg/m
cc: Miss Miller

Board of National Missions
of the Presbyterian Church in the
United States of America
156 Fifth Avenue, New York 10, N. Y.

March 22, 1950

Miss Isabel Miller
Haines House
Haines, Alaska

Re: Easements for
Right of Way &
Sewage & Drainage
HAINES, ALASKA

My dear Miss Miller,

As you will note from the enclosed copy of my letter to Mr. Muncaster, we are commencing work on the exchange of properties with the Alaska Communication System. I also enclose a survey of the six lots on Main Street as surveyed by Mr. W. Muncaster. I will be very glad, indeed, to have any suggestions which you may care to make with regard to offers which may be received.

Very truly yours,

Lucien H. Tribus
Legal Counsel

LHT:MAC

Encl. c/ltr Mr. Muncaster
Survey 6 lots, Main St.

c- Miss Gladfelter

COPY

MAR 23 1950

Board of National Missions
of the Presbyterian Church in the
United States of America
156 Fifth Avenue, New York 10, N. Y.

March 23, 1950

Mr. W. Muncaster
30 Miles
Haines, Alaska

Re: HAINES, ALASKA
Exchange of Property
with U. S. Government

Dear Mr. Muncaster,

I enclose herein a copy of a letter dated December 8, 1949 to Major Joyce B. James, Alaska Communication System, Signal Corps, the contents of which are self-explanatory.

Before proceeding with the survey of the plot to be exchanged with the Government, please be sure to advise us of the cost. I also suggest that you consult with Miss Miller. Please include in your survey a written metes and bounds description which the Board may use in its conveyance to the Government.

I would suggest, too, that you confer with Major J. B. James sending us copies of all correspondence so that we can keep posted.

Very sincerely yours,

L. H. T.

Lucien H. Tribus
Legal Counsel

LHT:MAC

Encl. c/ltr to Major James
from Miss Gladfelter
dated 12/8/49

cc: Miss Isabel Miller
Miss Katherine Gladfelter

COPY

MAR 23 1950
and Medical Work

MAR 27 1950
...ational and Medical W...

ADDRESS REPLY TO:
DISTRICT ENGINEER
ALASKA DISTRICT
CORPS OF ENGINEERS
ANCHORAGE, ALASKA

REFER TO FILE NO. NPARO
601
Haines ACS Site

CORPS OF ENGINEERS, U. S. ARMY
OFFICE OF THE DISTRICT ENGINEER
ALASKA DISTRICT
Anchorage, Alaska

23 March 1950

Miss Katharine Gladfelter
Division of Educational & Medical Work
156 Fifth Avenue
New York City 10, N. Y.

Dear Madam:

This office has recently submitted a Real Estate Report for approval of higher authority covering a proposed exchange of land in Haines, Alaska between the Board of National Missions and the Government, to provide a site on Main Street for the Alaska Communication System. The land proposed for exchange is shown on the attached drawing, the area owned by the Board of National Missions being outlined in red, and the government-owned land shown by red cross-hatch.

There have been informal preliminary discussions between representatives from this office and Reverend R. R. Armstrong, Juneau, Alaska, representing the Board of National Missions, and he has requested that your office be informed as to the progress being made in this matter. This office will promptly advise Reverend Armstrong and your office upon receipt of final approval from the Office, Chief of Engineers, so that necessary steps may be taken to complete the proposed exchange.

Reference is made to letter from your office, addressed to Major Joyce B. James, Alaska Communication System, Seattle, dated 8 December 1949, and letter from R. Rolland Armstrong addressed to your office, dated 2 March 1950, in this connection, copies of which were received by this office.

FOR THE DISTRICT ENGINEER:

Yours very truly,

John H. Sterling

JOHN H. STERLING
Real Estate Director

1 Incl
Dwg 18-01-01

cc: Reverend R. R. Armstrong, Juneau
Major Joyce B. James, ACS, Seattle

March 28, 1950

Mr. John H. Sterling
Real Estate Director
Corps of Engineers, U. S. Army
Office of the District Engineer
Alaska District
Anchorage, Alaska

File No. NPARO
601
Haines ACS Site

My dear Mr. Sterling:

As Miss Gladfelter is away from the office on a field trip, I am acknowledging your letter of March 23 enclosing the map showing the property at Haines, Alaska which is under consideration for exchange with the Government. I shall be glad to hold your letter and the map for Miss Gladfelter to see upon her return. We understand that our office will be informed as soon as final approval is received from the Office of the Chief of Engineers.

Very sincerely yours,

Florence M. Goddard
Assistant, Department of
Educational and Medical Work

FMG:lhc

Mr. Tribus

Florence M. Goddard

Haines House, Haines Alaska

March 28, 1950

For your information I am sending a copy of a letter just received from Mr. John H. Sterling, Real Estate Director of the Corps of Engineers, U. S. Army in regard to the property at Haines which is being considered for exchange with the Government. Mr. Sterling has also sent us a map showing this property and we shall be glad to share this with you if you do not receive a copy direct.

Florence M. Goddard
Assistant, Department of
Educational and Medical Work

FMG:lhc
Attached.

INTER-OFFICE CORRESPONDENCE

BOARD OF NATIONAL MISSIONS

TO Mr. Tribus
FROM Florence M. Goddard
RE: Haines House, Haines, Alaska

DATE March 29, 1950

Attached is a copy of an action regarding the easement across the Board property at Haines House for fire protection purposes which we are planning to take to the Board at its next meeting. Please let us know if the wording is satisfactory.

Please return all correspondence and attached map.

O.K.
L.H.T.
3/30/50

Florence M. Goddard
Assistant, Department of
Educational and Medical Work

FMG:lhc
Attached.

mrs. Steinwedel

Mr. Tribus
Florence M. Goddard

March 29, 1950

Haines House, Haines, Alaska

Attached is a copy of an action regarding the easement across the Board property at Haines House for fire protection purposes which we are planning to take to the Board at its next meeting. Please let us know if the wording is satisfactory.

Please return all correspondence and attached map.

Florence M. Goddard
Assistant, Department of
Educational and Medical Work

FMG:lhc
Attached.

March 30, 1950

My dear Mr. Nelson:

This is just to let you know that your letter of March 6 reached the office just as Miss Gladfelter was about to leave for a field trip. She asked me to consult our legal counsel about this in order to prepare the necessary recommendation for presentation to the Board at its meeting the latter part of April. We just wanted you to know that this matter is not being overlooked and that you will be informed as soon as possible of any action taken by the Board.

Very sincerely yours,

Florence M. Goddard
Assistant, Department of
Educational and Medical Work

Mr. Alton Nelson, Chief
Fire Department
Haines, Alaska

FMG:lhc

INTER-OFFICE CORRESPONDENCE

BOARD OF NATIONAL MISSIONS

April 6, 1950

TO: Miss Florence M. Goddard
Dept. of Educational and Medical Work

FROM: John M. Steinmuller
Legal Division

RE: Haines House, Haines, Alaska

I am returning herewith your correspondence in connection with the proposed Docket Item for the granting of a 40-foot easement to the Town of Haines for use in securing sea water for fire protection purposes.

The proposed Docket Item appears satisfactory. However, I would suggest that you consider the adviseability of creating the easement for a limited period of time, say five years or ten years. It may be that at the expiration of that time this waterfront property will have acquired a unique value for docking or warehouse purposes, which the easement would possibly interfere with if made perpetual. If the easement is made for a ten year period and this particular piece of land has not increased greatly in value at the end of such term, it would be possible to renew the easement for an additional ten year term.

John M. Steinmuller
Legal Division

JMS:MAC

C
O
P
Y
:

30 Mile
Haines, Alaska
April 7, 1950

Major Joyce B. James
Alaska Communication System Signal Corps.
Seattle 4, Washington

Dear Major James:

Mr. Lucien H. Tribus with the Board of National Missions of the Presbyterian Church in the U. S. of America suggested that I write to you. So am sending you a copy of the description of the lands to be exchanged in U. S. Survey No. 735 at Haines Alaska, also a blue print showing same.

I hope this meets with your approval.

Yours truly,

/s/ W. Muncaster
30 Mile
Haines Alaska

Copy sent to
Mr. Lucien H. Tribus

MEMORANDUM TO THE CABINET OF THE DIVISION OF MISSIONARY OPERATION

From: Department of Educational and Medical Work

Date: April 10, 1950

Category: Other Property Matters

Project: Haines House, Haines, Alaska

THAT the Board approve granting to the Town of Haines, Alaska a ten year easement across the Board's Haines House property as described below for the purpose of enabling the Town Fire Department to secure sea water for fire protection purposes in time of water shortage or low pressure.

DESCRIPTION: Being a strip of land 40 ft. wide on the east side of the beach road and extending to the tide waters of Portage Cove more fully described as follows; Being a strip 20 ft. on either side of the following described line beginning at the centrof the beach road from which point U. S. L. M. No. 573 which is also cor. No. 1. of U. S. Survey No. 735 bears north 27° - 07' east 101.2 feet distance; thence south 80°- 52½ E to tide waters of Portage Cove, a distance of 120 ft. more or less.

Approved by BD 4/27/50

Cabinet Action:

Sec. _____ Date _____

Department of Educational and Medical Work

April 10, 1950

Other Property Matters

Haines House, Haines, Alaska

THAT the Board approve granting to the Town of Haines, Alaska , a ten year easement across the Board's Haines House property as described below for the purpose of enabling the Town Fire Department to secure sea water for fire protection purposes in time of water shortage or low pressure.

DESCRIPTION: Being a strip of land 40 ft. wide on the east side of the beach road and extending to the tide waters of Portage Cove more fully described as follows; Being a strip 20 ft. on either side of the following described line beginning at the centrof the beach road from which point U. S. L. M. No. 573 which is also cor. No. 1. of U. S. Survey No. 735 bears north 27° - 07' east 101.2 feet distance; thence south 80°- 52½ E to tide waters of Portage Cove, a distance of 120 ft. more or less.

Mr. Tribus

Florence M. Goddard

Haines House, Haines, Alaska

April 13, 1950

With this we are sending you the map of the Haines property sent to us by Mr. John H. Sterling on which is shown the property to be exchanged with the Government. If you have received a copy direct from the Government Engineer, we would appreciate it if you would return this, otherwise you will probably want it for consideration when you hear from them again.

Florence M. Goddard
Assistant, Department of
Educational and Medical Work

FMG:lhc

Haines House
Haines, Alaska
Owned and operated by
Board of National Missions
of the
Presbyterian Church in the United States of America

Isabel Miller, Executive

APR 27 1950
Medical and Medical Work

April 24, 1950 Juneau

Dear Miss Stadfelder -

Mr. Armstrong asked that I send on this copy of Mr. Duncanson's notes to you.

He also asked me to let you know that he was to be in Washington, D.C. for about a week on the State hood problem & you could reach him there through Mrs. Bartlett.

Mr. Armstrong had to leave Petersburg Thursday in order to make this trip at the request of the Governor which is not so good for our meetings here but to represent the Protestant forces in Washington is necessary, too.

He plans to come to Haines again shortly after the 15th of May.

Very sincerely yours,

Isabel Miller

Over

I'm staying with Miss Robinson
& Miss Gertrude Wetzel of the
Health Dept while in Juneau.
Miss Wetzel is leaving today for
the States & at breakfast she said
she hoped to see you while in the
East Some time in the next month,
I think. She is the very able
Hospital Consultant, you know.

Copy of Surveyor's notes on proposed exchange of property at Haines between the Army and Haines House.

Sent to Miss Gladfelter - April 24, 1950 - by Isabel Miller

This Indenture between the U.S. Government here in after the party of the first part and the Board of National Missions of the Presbyterian Church in the United States of America here in after the party of the second part.

For and in consideration of the part of land of Government tract A-2 Juneau No. 01315, the property of the first part. Lying east of the proposed west margin of 5th Ave. in the Town of Haines, Alaska U.S. Survey No. 1179 extending south 9°-05' west from Main Street through U.S. Survey No. 735 and across Government Tract A-2 to the North Right of Way line of the Haines Cut-off Highway more fully described as follows to wit:

Beginning at the monument at 5th Ave. and Main street which is 299.05 feet North and 1712.00 feet West of U.S.L.M. No. 573 which is also corner No. 1 of U. S. Survey No. 735 and W.C.M.C. 1 of U.S. Survey No. 1179. Thence along monumented line of Main street North 80°-55' West 30.00 feet distance. Thence South 9°-05' West 317.78 feet distance to the North line of said Government Tract A-2 and true point of beginning. Thence South 9°-05' West 261.90 feet distance F to the North Right of Way line of the Haines Cut-off Highway. Thence Southeasterly along Right of Way line on a curve with a radius of 1970.08 feet through an arc of 304.40 feet to the South East Corner of said Government Tract A-2 (the bearing of the radius line of the West end of curve being South 24°-12-41 West and the one at the east end being South 33°-03' 51 West.) Thence North 12°-15'-30" East 347.23 feet distance to the North East corner of Government Tract A-2: Thence North 77°-44'-30" West 306.29 feet distance to the West margin of (Proposed 5th Ave.) and true point of beginning containing 2.055 Acres all in U.S. Survey No. 735.

In consideration of the party of the second part conveyance to the party of the first part the following described parcel of land to wit:-

Beginning at the monument at 5th Ave. and Main Street as previously described; Thence along monumented line of Main Street North 80°55' West 30.00 feet distance. Thence South 9°-05' West 35.00 feet distance to the West margin of 5th Ave. and the South margin of Main Street which is also the North East corner and the True point of beginning. Thence along the South margin of Main Street North 80°55 West 125.00 feet distance to the North West corner. Thence South 9° 05' West. 275.85 feet distance to the North line of Government Tract A-2 and the South West Corner. Thence along the north line of said Tract A-2 South 77° 44' 30" East 125.19 feet distance to the South West cor. on the West margin of the proposed 5th Ave. Thence North 9°-05 East along the West margin of proposed 5th Ave. 282.78 feet distance to the North East Corner and true point of beginning containing .8015 acres all in U.S. Survey No. 735.

The party of the second part also conveyance to the City of Haines, Alaska that part of the following described strip of land which passes through U.S. Survey No. 735 as a 60 foot street being 30 feet on either side of the following described line to wit:-

Beginning at the monument at 5th Ave. and Main street as previously described thence South 9°-05' West 588.08 feet distance F to the North Right of Way line of the Haines Cut-off Highway. Containing .762 Ac. all in U.S. Survey No. 735.

Mr. Tribus already has copy - also lawyer in Juneau and Army.

J. M.

Department of
APR 27 1950

April 28, 1950

My dear Miss Miller:

This is just a note before I go up to the Board Meeting to acknowledge your letter of April 24 and say that we are checking with Mr. Tribus, on Mr. Muncaster's notes, relative to the exchange of property. It looks to me as though these notes provided for the deeding of a right of way to the City for Fifth Avenue, from Main Street to the Cutoff. However, this was not part of the original plan and hence was not approved by the Board, so could not be done without Board action. I would just as soon delay this for a time until we see what use Haines makes of the various properties already deeded.

We shall be very glad to see Miss Wetzel if she is here next week, as it will give us a chance to discuss the Palmer Hospital. We are not trying to get in touch with Mr. Armstrong as we have been completely tied up this week with the Annual Board Meeting and judged that he, himself, was on a very tight schedule.

Very sincerely yours,

Katharine E. Gladfelter
Secretary, Department of
Educational and Medical Work

Miss Isabel Miller, Executive
Haines House
Haines, Alaska

KEG:ek

INTER-OFFICE CORRESPONDENCE
Board of National Missions

TO Mr. Tribus DATE April 28, 1950

FROM Katharine E. Gladfelter

Miss Miller of Haines House has just sent us the attached description made by Mr. Muncaster of the two tracts in Haines, which the U. S. Government and the Board propose to exchange. Since she has noted that you already have a copy, please return our copy if you do have one.

We have two questions about this description:

1- Does it tally with the marked survey sent you recently?

2- Does the next to the last paragraph provide for the deeding to the City of Haines of a right of way for the extension of Fifth Avenue from Main Street to the Haines Cut Off? If so, this should be deleted as such a deed was not part of the proposed exchange and has not been approved by the Board.

Katharine E. Gladfelter
Secretary, Department of
Educational and Medical Work

KEG:ek

Attach 1

Mr. L. Tribus
Miss Katharine E. Gladfelter
Haines House
Haines, Alaska

May 3,1950

This is to ask that you draw up the appropriate agreement to cover the granting of an easement to the town of Haines in accordance with the attached copy of action taken by the Board at its meeting April 27-28th.

"THAT the Board approve granting to the Town of Haines, Alaska a ten year easement across the Board's Haines House property as described below for the purpose of enabling the Town Fire Department to secure sea water for fire protection in time of water shortage or low pressure."

We are sending with this the correspondence regarding this and also a map showing the location of the easement desired.

We would appreciate it if you would return this correspondence with your reply.

Katharine E. Gladfelter

KEG/G-eb
Encls.

Copy for Miss Katherine Gladfelter
Dept. of Education & Medical Work

COPY

May 3, 1950

Mr. W. Muncaster
30 Miles
Haines, Alaska

Re: Exchange of Land with
U. S. Government -
U. S. SURVEY No. 735

Dear Mr. Muncaster,

This will acknowledge receipt of the survey and description of the tract to be conveyed by the Board to the United States Government. I have referred your letter to the Unit of Education and Medical Work and understand that they will approve payment of your charge with the understanding, of course, that you will stake out the property.

With kind personal regards, I am

Sincerely yours,

Lucien H. Tribus
Legal Counsel

LHT:MAC

INTER-OFFICE CORRESPONDENCE

BOARD OF NATIONAL MISSIONS

MORTGAGES & PROPERT
RECEIVED
MAY 4 1950

TO Mr. L. Tribus
FROM Miss Katharine E. Gladfelter
RE: Haines House
Haines, Alaska

DATE May 3,1950

This is to ask that you draw up the appropriate agreement to cover the granting of an easement to the town of Haines in accordance with the attached copy of action taken by the Board at its meeting April 27-28th.

> "THAT the Board approve granting to the Town of Haines, Alaska a ten year easement across the Board's Haines House property as described below for the purpose of enabling the Town Fire Department to secure sea water for fire protection in time of water shortage or low pressure."

We are sending with this the correspondence regarding this and also a map showing the location of the easement desired.

We would appreciate it if you would return this correspondence with your reply.

Katharine E. Gladfelter

Please return

KEG/G-cb
Encls.

May 4, 1950

My dear Miss Miller:

Miss Gladfelter has asked me to write you in regard to the proposed exchange of property with the government to inquire whether or not you have had a copy of the map which was supplied by the Office of Engineers of the U. S. Army. Mr. John Sterling of the Office of Engineers of the Alaska District sent us a map showing the location of the properties to be exchanged and we are wondering whether or not you received a copy of this. If not, we can have a photostatic copy made of the one we have so that you may have full information on hand. Please let us know by return mail.

Very sincerely yours,

Florence M. Goddard
Assistant, Department of
Educational and Medical Work

Miss Isabel Miller
Haines House
Haines, Alaska

FMG:lhc

INTER-OFFICE CORRESPONDENCE

BOARD OF NATIONAL MISSIONS

Department of
MAY 8 1950
Education and Medical Work

TO Unit of Education & Medical Work
FROM: John M. Steinmuller, Legal Division DATE May 5, 1950
RE: Haines, Alaska
Exchange of Lands with U. S. Government

This is in reply to your memorandum of April 28th, 1950.

The description of the parcel which is to be conveyed by the Board to the Government conforms to the survey made by Mr. Muncaster, with respect to the dimensions of the parcel, but I have no way of checking the beginning point of this parcel since the survey and the description use two different methods.

The description of the parcel to be conveyed by the Government to the Board agrees with the survey made by Mr. Muncaster, with the exception that the survey shows the southeast boundary line to be a curve having a radius of 1,910.08 ft. whereas the description shows said southerly boundary line of this parcel to be a curve having a radius of 1,970.08 feet.

The next to the last paragraph of the description indicates that there is an understanding that the Board will convey to the City of Haines sufficient land for the extension of Fifth Avenue south from Main Street to the cut-off highway. The Board has not authorized a conveyance for the extension of Fifth Avenue and we are without authority to close this transaction, if it is to include such a conveyance.

I return herewith the copy of the description as was forwarded to you by Miss Miller. Mr. Muncaster has already provided us with such description.

JMS:MAC

John M. Steinmuller

INTER-OFFICE CORRESPONDENCE

BOARD OF NATIONAL MISSIONS

TO Unit of Education & Medical Work
FROM: Lucien H. Tribus, Legal Counsel DATE May 5, 1950
RE: Haines, Alaska

Attention: Miss Katherine Gladfelter

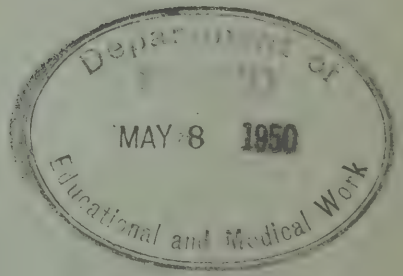
Attached please find correspondence from Mr. W. Muncaster pertaining to the transfer of the property at Haines, Alaska.

You will note that his charge is $200. I assume that you will want to reimburse him directly from your office. Please return the correspondence to us when you have finished with it.

Lucien H. Tribus
Legal Counsel

LHT:MAC

Att. Ltr to Mr. Tribus from Mr. Muncaster
C/ltr to Major James from " " 4/7/50



C
O
P
Y

30 mile
Haines, Alaska

Mr. Lucian H. Tribus
Legal Counsel
Board of National Missions
of the Presbyterian Church in the U.S.A.
156 Fifth Ave., New York City

Dear Mr. L. H. Tribus:

In reply to yours of March 23, 1950 regarding exchange of land with the government in U. S. Survey No. 735 at Haines Alaska.

Enclosed you will find descriptions. Also a small blue print showing the tracts involved.

Am sending Major J. B. James a copy of each as that is what Miss Miller and Mr. Johnson seems to think should be done.

Miss Miller was away and has just returned. So I went ahead and did the computation and changed the map. I think this job including staking in the field which has not been done should be worth $200.00 - if you don't think so, you have the descriptions anyway.

Yours truly,

/s/ W. Muncaster
Haines A.A.A.

Encl. c/ ltr. to Major Joyce B. James

P. S. If you will send me the tracing of this blue print I will change it.

Haines House

Haines, Alaska

Owned and operated by

Board of National Missions
of the
Presbyterian Church in the United States of America

MAY 11 1950
Educational and Medical Work

Isabel Miller, Executive

May 8, 1950

Miss Florence M. Goddard
156 Fifth Avenue
New York 10, N. Y.

My dear Miss Goddard:

Thank you for the offer of the copy of the map of the Army property. We would be very glad to have it since we do not have one. Our knowledge of the whole matter is very fragmentary. I was puzzled by Miss Gladfelter's recent letter regarding the reluctance to deed the right-of-way for Fifth Avenue to the city, in that I had sort of gathered from the sidelines that our Board had earlier required a promise from the City to put the street through before they would enter into an agreement with the Army for the exchange of the property. I picked up this idea from conversations with Mr. Muncaster and Mr. King, the mayor, but I probably misunderstood. The only reference that I have here to right-of-way is in Miss Gladfelter's letter of October 24th, which we typed for her, stipulating that the Army grant right-of-way to the city for Fifth Avenue as well as making the exchange with our Board. As I understand it, Mr. Muncaster's notes were made in such a way that the whole amount of land would be deeded to our Board and we in turn would grant right-of-way to the City along with our end next to Main Street, so that the City would be dealing with only one party for their right-of-way for all of Fifth Avenue.

I have been hoping that Mr. Armstrong would come up soon and that we could clarify some of these land problems. Mr. King is out of town just now, but I hope he will be back when Mr. Armstrong gets here next week. In the meantime, if there is any correspondence relating to this, to the sale of lots, or to ditch and 3rd Ave. right-of-ways from your office or Mr. Tribus' which would help us, I hope we can receive copies of it. I have had no answer to my letter to Mr. Tribus of Feb. 8th asking a specific question about the correction of mistakes in the ditch easement, but maybe Mr. Muncaster has.

Sincerely yours, Isabel Miller

May 9th 1950

My dear Miss Miller:

Mr. Tribus' office has just sent us the following reply to some questions which we raised relative to the copy of the surveyor's notes on the exchange of property with the army which you sent us on April 24th:

"The description of the parcel which is to be conveyed by the Board to the Government conforms to the survey made by Mr. Muncaster, with respect to the dimensions of the parcel, but I have no way of checking the beginning point of this parcel since the survey and the description use two different methods.

The description of the parcel to be conveyed by the Government to the Board agrees with the survey made by Mr. Muncaster, with the exception that the survey shows the southeast boundary line to be a curse having a radius of 1,910.08 ft. whereas the description shows said southerly boundary line of this parcel to be a curve having a radius of 1,970,08 feet.

The next to the last paragraph of the description indicates that there is an understanding that the Board will convey to the City of Haines sufficient land for the extension of Fifth Avenue south from Main Street to the cut-off highway. The Board has not authorized a conveyance for the extension of Fifth Avenue and we are without authority to close this transaction, if it is to include such a conveyance."

With respect to the land to be conveyed by the Government to the Board there is a slight difference between the survey and the written description of the southeast boundary line.

You will also notice that Mr. Tribus has caught the same thing we did in the statement, namely, that provision for the conveyance to the City of Haines of sufficient land for the extension of 5th Avenue from Main Street to the Highway, should not be included as this is not to be approved by the Board.

It will be an advantage to have the Army deed us sufficient land to include the extension but we are not considering a further conveyance to the Town at this time.

As I recall our talk with Captain Hansen in Juneau, he thought that a bulldozer could put a road through and if this were gravelled it would be satisfactory for the time being.

Very sincerely yours,

Katharine E. Gladfelter
Secretary, Department of
Educational and Medical Work

Miss Isabel Miller
Haines, Alaska

KEG/mw

Mr. Tribus
Florence M. Goddard
Haines House, Haines, Alaska

May 12, 1950

We would appreciate it if you would have made for us a photostatic copy of the survey supplied by the Government covering the exchange of property between the Government and this Board. We wish to send this to Miss Miller so that she may have it for reference.

Florence M. Goddard
Assistant, Department of
Educational and Medical Work

FMG:lhc

Mr. Tribus

Florence M. Goddard

Haines House, Haines, Alaska

May 15, 1950

Miss Gladfelter has asked me to return to you the original copies of the correspondence with Mr. Muncaster in regard to the Haines survey to cover the exchange of property with the Government. We have made copies for our files.

You are right in understanding that we shall reimburse Mr. Muncaster directly in the amount of $200.

Miss Gladfelter is anxious to see the blueprint which Mr. Muncaster submitted and we would appreciate it if you would share this with us.

Florence M. Goddard
Assistant, Department of
Educational and Medical Work

FMG:lhc
Attached.

May 15, 1950

My dear Miss Miller:

Miss Goddard has just turned over to me your letter of May 8 and I have asked her to check at once with Mr. Tribus to see whether there has been any correspondence, such as that ~~maintained~~ required in your last paragraph, between Mr. Tribus' office and individuals in Haines House and, if so, to request that copies be sent you at once. We requested Mr. Tribus only a few weeks ago to be sure to always send both you and this office copies of such correspondence but I am not at all sure that this request is always remembered.

Relative to the extension of Third Avenue I am puzzled by your statement that "I had sort of gathered from the side lines that our Board had earlier required a promise from the City to put the street through before they would enter into an agreement with the Army for the exchange of the property. I picked up this idea from conversations with Mr. Muncaster and Mr. King, the Mayor, but I probably misunderstood."

The discussion of the exchange of property with the Army arose after my visit to Haines and to the best of my recollection there was no discussion with anyone in Haines relative to Fifth Avenue. We already talked about the sale of a lot to local individuals with the understanding that the Board would deed this property to the Army but Fifth Avenue was not mentioned in this conference.

My notes on our conference with Capt. Hansen in Juneau read "Captain Hansen also agreed that the Army and the Board should jointly open up Fifth Avenue from Main Street and the cut off. This could be done with a bulldozer." I understood that for the present the Army would simply see that a road was levelled off and so no steps have been taken relative to the deeding of land for the extension of Fifth Avenue to the City. We can ask the Board for this whenever the City is ready to put a street through but provision for deeding was not made in the action relative to the exchange of property and, therefore, Board action is still required.

Since Mr. Armstrong will be with you when you receive this, I am enclosing a copy for him. We will send you copies of any of Mr. Tribus' correspondence as soon as we hear from him.

Very sincerely yours,

Katharine E. Gladfelter
Secretary, Department of
Educational and Medical Work

KEG:mhc

Miss Isabel Miller
Haines House
Haines, Alaska

Mr. Tribus

Florence M. Goddard

Haines House, Haines, Alaska

May 15, 1950

The following is an excerpt from a letter recently received from Miss Miller in regard to the Haines property. We would appreciate it if you would supply us with the correspondence for which she asks so that we may send it on to her.

" In the meantime, if there is any correspondence relating to this, to the sale of lots, or to ditch and 3rd Ave. right-of-ways from your office or Mr. Tribus' which would help us, I hope we can receive copies of it. I have had no answer to my letter to Mr. Tribus of February 8 asking a specific question about the correction of mistakes in the ditch easement, but maybe Mr. Muncaster has."

Florence M. Goddard
Assistant, Department of
Educational and Medical Work

FMG:lhc

Haines House

Haines, Alaska

Owned and operated by

Board of National Missions
of the
Presbyterian Church in the United States of America

Isabel Miller, Executive

May 16, 1950

Miss Katharine E. Gladfelter
156 Fifth Avenue
New York 10, N. Y.

My dear Miss Gladfelter:

Mr. Muncaster was in town on Saturday, and I was able to check with him on the questions which you and Mr. Tribus brought up in your letter of May 9th regarding the exchange of property with the army.

First the error in description which Mr. Tribus questions: Mr. Muncaster pointed out on the map that the radius of 1,910.08 is in reference to the curve of the center line of the Highway, while the property line which is at the edge of the right-of-way 60 feet from the center line of the Highway would have a radius of 1,970.08. I think it will be clear when you look at the map, as it was to me, when he pointed it out.

Secondly, he said as far as he knew nothing has been said to the City about the right-of- way, but he felt that it would expedite matters if the army was asked to grant the whole amount now to the Board, so that in the future if that becomes a public road, the right-of-way would be all in the hands of one party.

I am sorry that he wrote it that way if it is going to hold up negotiations, since Captain Hansen's term in Juneau ends at the end of this summer and it will mean starting all over probably unless it goes through so that the army can build this summer. From our angle, we are eager to have the lumber from that building to use this summer, and also to make of the part which stands on our land a storage place for the things we hope to get from North Fork and will not be using right away. Would you like Mr. Muncaster to rewrite the specifications? I am sorry that I took it for granted he was following Mr. Tribus' instructions, when I had not seen them.

I hope this gets ironed out somehow, for Mr. Johnson, the local ACS man, and I are planning a celebration if ever it does!

Very sincerely yours,

Isabel Miller

Isabel Miller

Copy for Mr. Tribus

Attention of Miss Katherine Gladfelter

INTER-OFFICE CORRESPONDENCE

BOARD OF NATIONAL MISSIONS

TO Dept. of Education & Medical Work
FROM: John M. Steinmuller, Legal Division DATE May 18, 1950
RE: HAINES, ALASKA

In accordance with request contained in your memorandum of May 12th, 1950, we forward herewith photostatic copy of survey made by U. S. Army Engineers dated November 7, 1947 and revised January 21, 1949.

In accordance with your memorandum dated May 5th, 1950, we forward herewith photostatic copy of survey made by W. Muncaster dated February, 1948 and revised April 6, 1950.

John M. Steinmuller
Legal Division

JMS:MAC

Att. 2 photostats

Dep... RE MAY 19 1950 Educational and Medical Work

INTER-OFFICE CORRESPONDENCE

BOARD OF NATIONAL MISSIONS

TO Dept. of Education & Medical Work
FROM: Lucien H. Tribus DATE May 18, 1950
RE: HAINES, ALASKA

The description of the parcel which is to be conveyed by the Board to the Government conforms to the survey made by Mr. Muncaster with respect to the dimensions of the parcel, but I have no way of checking the beginning point of this parcel since the survey and the description use two different methods.

The description of the parcel to be conveyed by the Government to the Board agrees with the survey made by Mr. Muncaster, with the exception that the survey shows the boundary line to be a curve having a radius of 1,910 feet, whereas the description shows the southerly boundary line of this parcel to be a curve having a radius of 1,970 feet.

The next to the last paragraph of the description indicates that there is an understanding that the Board will convey to the City of Haines sufficient land for the extension of Fifth Avenue south from Main Street to the cut-off highway.

The Board has not authorized for the extension of Fifth Avenue and we are without authority to close this transaction, if it is to include such a conveyance.

Lucien H. Tribus
Legal Counsel

LHT:MAC

MAY 22 1950

Board of National Missions
Presbyterian Church, U.S.A.

Box 2539
Juneau
Alaska

May 18,1950

John H. Sterling
Real Estate Director
District Engineer
Alaska District
Corps of Engineers
Anchorage, Alaska

Dear Mr. Sterling:

Let me explain my reason for the long distance call today in regards to the property transfers between the ACS and the Presbyterian Church. After arriving in Haines I found that there was a great deal of interest in this transaction and none of us knew what was happening. Our last communication of 23 March 1950 did indicate that you had been waiting for authority to complete the agreement.

If you will consult Mr. Duncan and Mr. Farrington you will be assured that they asked me to get authority for the dismanteling of the building located on the property in question. We will be able to fulfill this part of the obligation. We will have a crew on the mission ground this summer to adequately dismantle and clear the ground.

It was in reference to this that I was asking in our phone conversation. Will it be possible to start on this work? The material will be used exclusively in the Youth Camp and at Haines House Orphanage.

If there are other questions involved in this we would like to know. If the buildings are to be sold and not involved in the transaction as originally outlined by Mr. Duncan we would appreciate knowing it. If some alternate proposal is to be made we will have to make other arrangements for material we had anticipated getting from this abandoned warehouse. Needless to say, we need and can use the material and would appreciate everything you might do to get it for the Mission.

Very sincerely yours

R.R.A.

R.Rolland Armstrong
Field Representative

Miss Gladfelter

May 19, 1950

My dear Miss Miller:

Miss Gladfelter has asked me to send you photostatic copies of two maps:

1) The map supplied by the Army Office of Engineers showing the property to be exchanged.

2) The map supplied by Mr. Muncaster with amendment dated April 6, 1950.

These will give you the information you need about this property and will show the reason the question was raised about the extension of Fifth Avenue according to Mr. Muncaster's description. The Army blueprint shows the property to be exchanged as we understand it.

Mr. Muncaster has written Mr. Tribus that his charge for the survey is $200.00 and we shall take care of this payment if you will secure a bill from him for this amount.

Very sincerely yours,

Florence M. Goddard
Assistant, Department of
Educational and Medical Work

Miss Isabel Miller
Haines House
Haines, Alaska

FMG:lhc
Encs. 2

May 24, 1950

My dear Miss Miller:

Mr. Tribus is out of the office for a couple of weeks and so I have not been able to discuss with him your letter of May 16.

Miss Goddard and I have, however, gone over the Army survey and also Mr. Muncaster's description of the two tracts of land which are proposed for exchange and are inclined to think we can use Mr. Muncaster's specifications without re-writing. The Army has included ground for the future extension of Fifth Avenue in the tract they are prepared to deed and we agree with you that this is a good idea since it will simplify matters in the future whenever the time comes that the Board is prepared to deed a right of way for the extension of Fifth Avenue to the City. As far as Mr. Muncaster's specifications are concerned, it looks to us as though in drawing up the formal paper, Mr. Tribus can simply omit the last two paragraphs of the specifications which refer to a conveyance to the City and describe the territory to be included in such a conveyance.

We suggest that you clear this with Mr. Muncaster as soon as possible and let us know if we are not correct in our surmise.

Mr. Armstrong has sent us a copy of his letter of May 18 to Mr. Sterling in Anchorage relative to the long distance call about the property transfer and the building which we hope to secure. If we are in the clear on Mr. Muncaster's description, then the Board is ready to prepare this deed just as soon as the Army acts.

Very sincerely yours,

Katharine E. Cladfelter
Secretary, Department of
Educational and Medical Work

Miss Isabel Miller
Haines House
Haines, Alaska

KEC:mhc

cc: Mr. Tribus
Rev. R. Rolland Armstrong

Haines House

Haines, Alaska

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Board of National Missions
of the
Presbyterian Church in the United States of America

Isabel Miller, Executive

Department of Education and Medical Work
REC'D
MAY 29 1950

May 24, 1950

Miss Katharine E. Gladfelter
156 Fifth Avenue
New York 10, N. Y.

My dear Miss Gladfelter:

Mr. Armstrong was here, as you thought he would be, when your letter of the 15th about the Army property exchange came.

We had already gotten some more right of way information which helps clear up that point, by talking with Mr. King, who was back in town after having been gone for some time. Perhaps Mr. Armstrong has already written you an account of his visit here including this, but I shall write it anyway. According to Mr. King, the Army approached the City saying that there must be a committment by the City to put through Fifth Avenue before they, the Army, could complete the transaction for the exchange of properties. The City signed a paper saying that they would put through the street, but I do not know that any definite time limit was set. I wonder if the Army thought action with the City was necessary because of statement #1 in your letter of October 24th:

"1. That Fifth Avenue be extended through from Main Street to the Haines Cut-Off, the Board of National Missions of the Presbyterian Church in the U.S.A. and the Army to deed the necessary rights of way across their present holdings to the City of Haines."

Mr. Armstrong had a telephone conversation with Army property men in Anchorage while here, but the connections were so poor that the business must be repeated by letter. If he heard correctly, they are not planning now to let us have the building, but instead have another use for it.

Mr. Armstrong hopes to talk soon with Captain Hansen in Juneau since it is he and Sergeant Johnson here who are most concerned in the matter from their side. The City here, too, is interested in having the ACS moved since they need the land where the building is now for another purpose, possibly for the postoffice.

I have received the two maps sent by Miss Goddard and am glad to have them on file here. As instructed by her, I have notified Mr. Duncaster to present a bill of $200.00 for the survey through this office. The Duncasters will be leaving shortly for their mine in Canada for the summer, so if any other data is needed from him, it should be gotten soon.

Very sincerely yours,

Isabel Miller

Isabel Miller

nothing at present

Copy for Mr. Armstrong

Haines House

Haines, Alaska

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Board of National Missions
of the
Presbyterian Church in the United States of America

Isabel Miller, Executive

May 27, 1950

Miss Katharine E. Gladfelter
156 Fifth Avenue
New York 10, N. Y.

My dear Miss Gladfelter:

Mr. Muncaster came in this afternoon and took me out to see the stakes on the new survey on the Army exchange of property. At the same time I showed him your letter of the 24th which came yesterday.

He agrees that the last two paragraphs could be omitted when Mr. Tribus draws up the papers. He will mark the land so that the right of way will be included in the land which the Army deeds us.

I requested his bill, but he did not have it ready yet.

Very sincerely yours,

Isabel Miller

Isabel Miller

Department of ... MAY 31 1950 Educational and Medical Work

Sheldon Jackson Junior College

Sitka, Alaska

owned and operated by
Board of National Missions
of the Presbyterian Church in the
United States of America

Leslie Yaw, President

DEPARTMENT OF RECORDS
MAY 31 1950
Medical Work

Address until
July 4th 1950

May 27,1950

Miss Katharine Gladfelter
156 Fifth Avenue
New York 10, N.Y.

Dear Miss Gladfelter:

This is to note for your information that recently I called John H. Sterling of the Real Estate Division of the Army Engineers for information of the ACS transaction at Haines. Mr. Sterling in that conversation and in a letter said that not action had been taken from headquarters on the transfer of property of any of its improvements.

I am to call Captain Hansen today to see if we can speed this transfer. The urgency is from two sectors: civilians and ACS people in Haines feel that when Captain Hansen goes the pressure will be off for the site to be on Main Street; and the Camp , House and Church can use the material in the building.

There must be close to $8,000 of material in the building. There are huge timbers, windows, siding, shiplap and other materials. It will take months to dismantle it. Mr. Sterling indicated that the Army might need the material, but in his letter did not reaffirm that statement.

I will keep pressure on this to get some final action.

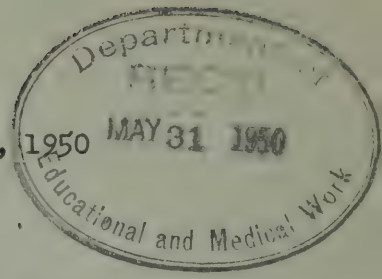
Most sincerely,

R. Rolland Armstrong

R. Rolland Armstrong

INTER-OFFICE CORRESPONDENCE

BOARD OF NATIONAL MISSIONS



TO Department of Education and Medical Work
FROM: Mr. John M. Steinmuller
RE:

DATE May 29, 1950

Attention: Miss Gladfelter

Annexed hereto please find duly executed by the Board of National Missions an agreement dated May 25, 1950 granting to the Town of Haines, Alaska an easement over a 40 foot strip of land extending from the beach road east to the tide waters of Portage Cove, the purpose of which easement is to provide the municipality with access to sea water for fire fighting purposes.

Kindly forward this to the proper municipal officer.

We also enclose two conformed copies for your files and for the file of the Superintendent at Haines House. Also annexed hereto is your correspondence loaned us for the purpose of preparing this agreement.

John M. Steinmuller

C O P Y : C O P Y : C O P Y :

THIS INDENTURE made this 25th day of May, 1950, between BOARD OF NATIONAL MISSIONS OF THE PRESBYTERIAN CHURCH IN THE UNITED STATES OF AMERICA, a corporation organized and existing under an act of the Legislature of the State of New York on April 24, 1923 and having its offices at 156 Fifth Avenue, New York 10, New York, hereinafter referred to as the grantor, and the TOWN OF HAINES, Alaska, a municipal corporation organized under the laws of Alaska, hereinafter referred to as the grantee,

W I T N E S S E T H :

For and in consideration of the sum of ONE ($1.00) DOLLAR, the grantor does hereby grant and convey unto the grantee a right-of-way and easement, for the period of ten years from the date hereof, for the purposes and uses hereinafter set forth, to that strip of land located in U. S. Survey #735 situated in the Town of Haines, territory of Alaska described as follows:

> A strip of land 40 feet wide running from the east side of the beach road, extending to a tide waters of Portage Cove more fully described as follows:
>
> Being a strip of land 20 feet on either side of the following described line: Beginning at the center of the beach road, from which point U.S.L.M. No. 573, also known as corner #1 of U. S. Survey #735 bears north 27°07' east 101.2 feet; thence south 80° 52' 30" east to tide waters of Portage Cove a distance of 120 feet more or less.

TO HAVE AND TO HOLD the above described right-of-way and easement unto the grantee for a term of ten years from the date hereof for the uses and purposes of enabling the grantee to secure sea water fr fire protection in time of water shortage or low pressure.

IT IS UNDERSTOOD AND AGREED between the parties hereto that in anticipation of said water shortage or low pressure the grantee shall have the right to erect, construct, lay, maintain and repair upon the above described premises such system of pumps, wells, cisterns, and pipes, as it may deem necessary for the purpose of providing such auxiliary water source for fire fighting purposes.

COPY: COPY: COPY:

AND IT IS FURTHER UNDERSTOOD AND AGREED between the parties hereto that all such system of pumps, wells, cisterns, and pipes will remain the property of the grantee and shall be removed from the above described premises by the said grantee at the expiration of the term of this easement at the proper cost and expense of the grantee.

THIS AGREEMENT shall be modified or extended only by instrument in writing duly executed by the parties hereof.

IN WITNESS WHEREOF the grantor has caused this instrument to be executed by its Vice President and Secretary, Walter L. Johnson and H. N. Morse, respectively, the day and year first above mentioned.

WITNESSES:

/s/ N. M. Rose

/s/ Helen Dawson

BOARD OF NATIONAL MISSIONS OF THE PRESBYTERIAN CHURCH IN THE UNITED STATES OF AMERICA,
Grantor

By /s/ Walter L. Johnson
Vice-President

By /s/ H. N. Morse
Secretary

WITNESSES:

TOWN OF HAINES, Alaska
Grantee.

By _____
Mayor

Attest: _____
Clerk

FDR — to Rusk

May 31

Please note the last sentence. I suggest you show this letter and my last to Miss Miller to Fifth Ave. to Mr. Tribus to be sure that we are in the clear if the Army moves on the exchange.

Just be sure that we will need nothing more from Mr. Duncaster before fall.

H.M.J.

Survey appendix
A.H. No further need
to Duncaster this summer.
Warehouse Must not be
moved until deal closed

P.S. Also ask Mr. Tribus if he has had any bids on Hanes land and remind him that I want to see these, if and when, received.

June 1, 1950

My dear Mr. Armstrong:

It is a great disappointment to learn from your letter of May 27 that nothing has moved in connection with the proposed exchange of property in Haines with the Army. "Channels" must be long and tortuous and red tape worse than that at 156!

It is of course a comfort to know that you are keeping after Capt. Hansen and we shall continue to hope that you can secure final, and favorable, action before he leaves. We only hope that "action" includes the building as Presbyterian forces in Haines certainly could use the materials you mentioned.

Very sincerely yours,

Katharine E. Gladfelter
Secretary, Department of
Educational and Medical Work

Rev. R. Rolland Armstrong
Sheldon Jackson Junior College
Sitka, Alaska

KEG:mhc

7029

June 1

Please dictate the necessary letter to Mrs. King (copy to Miss Miller). Might one[illegible] we were very glad to learn that the various plans mentioned in his letter of March 8 are under way. dsg

June 2, 1950

Honorable Leonard King
Mayor of the City of Haines
Haines, Alaska

My dear Mayor King:

With this we are sending you three copies of the agreement which our Legal Counsel has drawn up covering the right-of-way and easement for the pipe line for the securing of sea water for fire protection purposes. This has now been signed by Mr. Walter L. Johnson, Vice-President of the Board, and Dr. H. N. Morse, Secretary. We would ask that you sign all three copies, keeping the original for your own files and turning one copy over to Miss Miller, and returning the other to this office. The Board was very glad to cooperate with the City of Haines in making this provision.

We were glad to learn from your letter of March 8 of the various plans for community betterment which are now underway.

Very sincerely yours,

Katharine E. Gladfelter
Secretary, Department of
Educational and Medical Work

KEG:G:lhc
Encs.

cc: Miss Miller

June 2, 1950

My dear Miss Miller:

Miss Gladfelter has asked me to write you in reply to your two letters of May 24 and 27 in regard to the exchange of property with the Army.

We have consulted Mr. Tribus and he reports that things are in order and there seems to be no further need as far as we see now to consult with Mr. Muncaster this summer. We appreciate your letting us know about his plans so as to give us a chance to get in a request if necessary.

We hope that Mr. Armstrong will be successful in clearing the situation with the Army and getting them to move ahead with this project.

Very sincerely yours,

Florence M. Goddard
Assistant, Department of
Educational and Medical Work

Miss Isabel Miller
Haines House
Haines, Alaska

FMG:lhc

INTER-OFFICE CORRESPONDENCE

BOARD OF NATIONAL MISSIONS

TO

FROM Haines Property DATE Copied 6/28/50

RE: Extract from letter dated 6/12/50 from Mr. Armstrong

"The following telegram came to me in response to our questioning on the Army - Haines property. "Seattle office advises that exchange of property at Haines between ACS and Presbyterian Church has been disapproved by Army Corps of Engineers for reasons unknown to ACS. Seattle headquarters has now requested that the Corps of Engineers make an outright purchase of property from church. Upon acquisition of new site from church at least portion of present ACS property may be declared excess and may become obtainable by church if desired."

Captain Hansen reminded me in a conversation with his office some days ago that the ACS purchase would be different than dealing with the Army. He hoped that if purchase was contemplated that the Board would be amenable in the situation. I am sure that the last portion of the telegram on the probably acquisition of land that might be declared excess is the result of my statement that the Army had forced a cheap bargain with the Board on land during the war years."

R. Rolland Armstrong

June 28,1950

My dear Mr. Armstrong:

It was a keen disappointment to learn from your letter of June 12 that the proposal for the exchange of property at Haines between the ACS and the Presbyterian Church had been disapproved.

We are now greatly puzzled by the suggestion from Seattle headquarters that the Corps of Engineers make outright purchase of property from the church. The Corps of Engineers would seem to refer to the Army yet we were given to understand over a year ago that the Army is not allowed to purchase property for installations! The next move now seems to be up to the Government so we shall await a proposal from one of the various offices concerned. I am very sorry that Capt. Hansen is being transferred this summer, as mentioned in one of your earlier letters, as I know that he was interested in the project and that a successor may not be as responsive.

Very sincerely yours,

Katharine E. Gladfelter
Secretary, Department of
Educational and Medical Work

Rev. R. Rolland Armstrong
Sheldon Jackson Junior College
Sitka, Alaska

KEG:mhc

cc: Miss Isabel Miller

Re
Easement for Lake Dr.
for the Installation of
Land of Hansen

Mr. Tribus

Florence M. Goddard
Haines House, Haines, Alaska

June 30, 1950

With this we are sending you the signed copy of the Easement covering the granting of a right-of-way to the Town of Haines for the installation of a pipe line to secure sea water for fire protection purposes. We would appreciate it if you would provide us with a conformed copy of this Easement for our files.

Florence M. Goddard
Assistant, Department of
Educational and Medical Work

FMG:lhc
Attached.

Miss Florence M. Goddar

INTER-OFFICE CORRESPONDENCE
BOARD OF NATIONAL MISSIONS

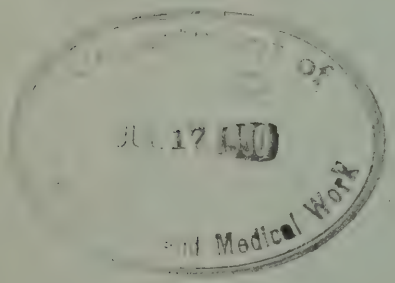
TO Unit of Educational & Medical Work
FROM: Myrtle Crawford, Legal Division DATE July 14, 1950
RE: Haines, Alaska

This will acknowledge receipt of the signed copy of the Easement covering the granting of a right-of-way to the Town of Haines for the installation of a pipe line to secure sea water for fire protection purposes.

I am attaching herewith a conformed copy of this Easement for your files.

Myrtle Crawford

Myrtle Crawford
Legal Division



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> A strip of land 40 feet wide running from the east side of the beach road, extending to a tide waters of Portage Cove more fully described as follows:
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> Being a strip of land 20 feet on either side of the following described line: Beginning at the center of the beach road, from which point U.S.L.M. No. 573, also known as corner # 1 of U.S. Survey #735 bears north 27° 07' east 101.2 feet; thence south 80° 52' 30" east to tide waters of Portage Cove a distance of 120 feet more or less.

TO HAVE AND TO HOLD the above described right-of-way and easement unto the grantee for a term of ten years from the date hereof for the uses and purposes of enabling the grantee to secure sea water for fire protection in time of water shortage or low pressure.

IT IS UNDERSTOOD AND AGREED between the parties hereto that in anticipation of said water shortage or low pressure the grantee shall have the right to erect, construct, lay, maintain and repair upon the above described premises such system of pumps, wells, sisterns, and pipes, as it may deem necessary for the purpose of providing such auxillary water source for fire fighting purposes.

AND IT IS FURTHER UNDERSTOOD AND AGREED between the parties hereto that all such system of pumps, wells, sisterns, and pipes will remain the property of the grantee and shall be removed from the above described premises by the said grantee at the expiration of the term of this easement at the proper cost and expense of the grantee.

THIS AGREEMENT shall be modified or extended only by instrument in writing duly executed by the parties hereof.

IN WITNESS WHEREOF the grantor has caused this instrument to be executed by its Vice President and Secretary, Walter L. Johnson and H. N. Morse, respectively, the day and year first above mentioned.

WITNESSES:

S/ N. M. Rose

S/ Helen Dawson

Ack. 5/25/50
J.M.S.

BOARD OF NATIONAL MISSIONS OF THE PRESBYTERIAN CHURCH IN THE UNITED STATES OF AMERICA,
Grantor.

By S/
Vice-President

By S/
Secretary

WITNESSES:

Ethel Powell

TOWN OF HAINES, Alaska,
Grantee.

By Leonard King
Mayor

Attest: Clara Corson
Clerk

RECORD DRAWING

FOLEY BROTHERS, INC., AND ROHL-CONNOLLY CO
ENGINEERS & CONTRACTORS
HAINES, ALASKA

HAINES CUT-OFF ROAD

PLAN AND PROFILE

M.P. 0.0 TO M.P. 2.6

APPROVED

APPROVED

B.E. Bamhill 11-29-43

TOM. 11-27-43 1" = 400'

DRAWING NO. 800.07

ADDRESS REPLY TO
DISTRICT ENGINEER
ALASKA DISTRICT
CORPS OF ENGINEERS
ANCHORAGE, ALASKA

REFER TO FILE NO. NPARM
601 ACS Site
Haines, Alaska

CORPS OF ENGINEERS, U. S. ARMY
OFFICE OF THE DISTRICT ENGINEER
ALASKA DISTRICT
Anchorage, Alaska

14 August 1950

Reverend R. Rolland Armstrong
Field Representative
Board of National Missions
Presbyterian Church, U.S.A.
Box 2539
Juneau, Alaska

Dear Reverend Armstrong:

With reference to exchange of lands at Haines, Alaska, this office has been advised by Washington that in view of the present situation lands presently under jurisdiction of the Army will be retained; however, funds have been made available for the purchase of the proposed ACS site.

We regret the unavoidable delay with regard to the ultimate disposition of this matter. To expedite further negotiation for purchase of subject site, this office would appreciate a description of it based on the survey that was undertaken by your office. Also, as previously discussed, an abstract of title or any preliminary preparation made thereof would be greatly appreciated.

FOR THE DISTRICT ENGINEER:

Very truly yours,

Original

JOHN H. STERLING
Real Estate Director

Board of National Missions
Presbyterian Church, U.S.A.

Sept. 6, 1950

Miss Katharine Gladfelter
156 Fifth Avenue
New York 10, N.Y.

Dear Miss Gladfelter:-

Enclosed is the copy of Mr. John Sterling's letter in reference to the Haines property. The actual follow up on his suggestion of outright purchase of the property will have to be in your hands. I assume that such a purchase would take a revision of the original Board action.

There is not appraisal on this property with the exception of that necessary for taxes. In most cases the tax roll is downward instead of being at actual market value.

I am sending a copy of this to Miss Miller and the duplicate of Mr. Sterling's letter. I will ask her to return the copy to me for filing.

Most cordially yours,

R. Rolland Armstrong

R. Rolland Armstrong.

Extracts from Mrs. Sprague

Department of
SEP 11 1950
Educat...

September 11, 1950

AIR MAIL

My dear Mr. Armstrong:

As Miss Gladfelter is away from the office on a field trip I am acknowledging your letter of September 6 enclosing the copy of Mr. John Sterling's letter in regard to the proposed transfer of property at Haines, Alaska. In the same mail we have received a letter from Miss Miller with a copy of a cable received by the school board raising a question about taxation on the Board's property. We are wondering if there is any connection between these two requests. As Miss Miller has sent you a copy of her letter you will have the full information.

Since Miss Gladfelter and Mr. Tribus are both away from the office we shall hold this communication for attention upon their return.

Very sincerely yours,

Florence M. Goddard
Assistant in the Department
Educational and Medical Work

Rev. R. Rolland Armstrong, Field Representative
Board of National Missions of the
Presbyterian Church in the U. S. A.
Box 2539
Juneau, Alaska

fmg/mi

P. S. Thank you for the newspaper [illegible] giving the story of the tragic accident to the Vermay.

September 11, 1950

AIR MAIL

My dear Miss Miller:

In Miss Cladfelter's absence I am acknowledging your letter of September 6th with a copy of the cable received by the Haines School Board asking about taxation on the Board's property. This letter has reached us in the same mail with one from Mr. Armstrong enclosing a copy of a letter from Mr. John Sterling about the proposed transfer of property with the Government. Mr. Armstrong has sent you a copy of this letter so you will have that information also, and we are wondering if there is some connection between these two questions.

We shall hold these letters for Miss Cladfelter and Mr. Trimus to consider upon their return to the office. If you receive any further information we know that you will write us.

Very sincerely yours,

Florence M. Goddard
Assistant in the Department
Educational and Medical Work

Miss Isabel Miller
Haines House
Haines, Alaska

fmg/mi

Haines House
Haines, Alaska
Owned and operated by
Board of National Missions
of the
Presbyterian Church in the United States of America

Isabel Miller, Executive

SEP 11 1950
and Medical Work

September 6, 1950

Miss Katharine E. Gladfelter
156 Fifth Avenue
New York 10, N. Y.

My dear Miss Gladfelter:

Last night at the School Board meeting, Mr. Wm. Jahn, Superintend of the School, showed me the following wire which he received yesterday:

"FM DISTRICT ENGR CORPS ENGRS ANCHORAGE ALASKA
TO SUPERINTENDENT OF SCHOOLS HAINES SCHOOL DISTRICT HAINES ALASKA

FM NPARO 1Ø24 INFORMATION REQUESTED BY RETURN COLLECT RADIO AS TO WHETHER BOARD OF HOME MISSIONS OF THE PRESBYTERIAN CHURCH IN THE USA PROPERTY CMA UNITED STATES SURVEY 735 CMA HAINES ALASKA CMA IS ASSESSED FOR SCHOOL DISTRICT TAXATION PURPOSES AND IF ANY TAX NOW DUE AND PAYABLE END SIGNED STERLING

CFM NPARO 1Ø24 735
Ø5/2142Z SEPT"

Mr. Jahn plans to answer it negatively this morning, but neither he nor I nor any member of the School Board know what instigated the inquirey. As near as I can determine from the maps, this Survey 735 includes all our land and not just the part now owned by the Army. Aside from their warehouse area, all the land with buildings on it that would, if taxable, bring any amount of revenue lies withine the incorporate limits of the city of Haines and would be taxed by that organization rather than by the School Board of the Independent District, if it were taxed.

One supposition as to what lies back of this wire is the continuing dispute between the Port Chilkoot veterans and the School Board which seems to be headed for Court again this fall. That group is trying to find every loophole for not paying their taxes assassessed, and at one of the Equalization Board meetings in August, one of them asked me if we paid taxes on the land we had leased, and I answered that we had none leased except these two $1 a year Native leases inside the city of Haines.

I do not wish to alarm you in this matter, but merely to put the wire on record in your office. I will send a copy of this to Mr. R. Armstrong so he will have it in case we need to have it presented to the lawyer in Juneau. I shall let you know if I get any more light on the subject.

The men at Port Chilkoot are very bitter and abusive about this matter of taxation, and, we think, are hopeful of forcing the present School Board members to resign. While I am not a particularly valuable member of the Board, and while I would hate to involve our Presbyterian Board in the dispute, I would like to stick if I possibly can.

Very sincerely yours,

Isabel Miller

Isabel Miller

CC: Mr. Armstrong and Haines Independent School Board

Sept. 15
1950.

John H. Sterling
Real Estate Director
District Engineer
Anchorage, Alaska

Dear Mr. Sterling:

Your recent letter referring to the purchase of the property at Haines for the ACS site has been referred to our New York office. Because all legal transactions and decisions as to disposition of property must come from there I felt that direct contact would speed up any dicision.

There is to be a Board meeting of National Missions this month. It is possible that some action might be taken as a preliminary step. Our original discussion was based on transfer of lands. It may be that special action will have to be sought to change this to outright purchase.

Most sincerely yours,

R.Rolland Armstrong
Field Representative

cc
Miss K.Gladfelter
Miss I.Miller

Department of
REC'D
SEP 18 1950

Board of National Missions
of the Presbyterian Church in the
United States of America

156 Fifth Avenue, New York 10, N. Y.

Field Representative in Alaska
REV. R. ROLLAND ARMSTRONG
4 Behrends Avenue, P.O. Box 2539
Juneau, Alaska

NEW YORK OFFICES:
Department of Work in Alaska
DR. J. EARL JACKMAN, *Secretary*
Department of Educational and Medical Work
MISS KATHARINE E. GLADFELTER, *Secretary*

September 15
1 9 5 0

Miss Florence M. Goddard
Dept. Educational & Medical Work
156 Fifth Avenue
New York 10, N.Y.

Dear Miss Goddard:

It is my belief that your assumption that Mr. Sterling's request from the Haines School Board and his offer to purchase the site at Haines are prompted by all the information preparatory to a settlement on the property. desire for

You will note that I have explained to Mr. Sterling that some action may be necessary on the part of the Board. I am not sure that the Board will want to sell. That is something that must be determined by Miss Gladfelter and Mr. Tribus.

Under world conditions I can see that the Army wants to retain the huge warehouses on the property they were hgoing to trade for the ACS property. They probably feel that they should hold these for an emergency.

Most sincerely yours,
R. Rolland Armstrong
R.Rolland Armstrong.

cc
Miss I. Miller

Department of
REC'D
SEP 18 1950

MEMORANDUM TO THE ~~CABINET~~ ADVISORY COMMITTEE OF THE DIVISION OF MISSIONARY OPERATION

From: ~~Department of Educational and Medical Work~~

Date: ~~September 27, 1950~~

Category: Other Property Matters

Project: Haines House, Haines, Alaska

THAT whereas the U. S. Government has refused the offer of the Board of National Missions for an exchange of property at Haines, Alaska, the Board ~~is~~ rescind its action of December 8, 1949 approving this exchange, and

THAT the Board authorize the sale of a tract of land, described below, extending approximately 125 ft. along Main Street lying west of Sixth Avenue and extending to the Northerly line of the Army's property, at the best possible price obtainable but not less than $1,500.00 and that the proper officers of the Board be authorized to sign the necessary papers, and

THAT the proceeds be set up in the Treasury in the Haines House Property and Rental Account.

Cabinet Action:

Sec._____ Date_____

ADVISORY COMMITTEE
XXXXXXX

Department of Educational and Medical Work

September 27, 1950

Other Property Matters

Haines House, Haines, Alaska

THAT whereas the U. S. Government has refused the offer of the Board of National Missions for an exchange of property at Haines, Alaska, the Board ~~is~~ rescind its action of December 8, 1949 approving this exchange, and

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THAT the proceeds be set up in the Treasury in the Haines House Property and Rental Account.

INTER-OFFICE CORRESPONDENCE
BOARD OF NATIONAL MISSIONS

Miss Gladfelter

TO Mr. Tribus
FROM Katharine E. Gladfelter
RE: Haines, Alaska property

DATE October 2, 1950

RUSH

How is the attached draft of a letter to Mr. Sterling?

I am holding the original until I hear from you. I thought that perhaps I should write since I carried the earlier correspondence about the proposed exchange.

I am returning herewith your file of correspondence on Haines.

Katharine E. Gladfelter

KEG:mhc
Encl.

Very good K.E.G per mhc
10/3/50

Department of Education and Medical Work
REC'D
OCT 3 1950

MORTGAGES & PROPERTY
RECEIVED
OCT 2 1950

Prop
Haines

Mr. Tribus
Katharine E. Gladfelter
Haines, Alaska property

October 2, 1950

RUSH

How is the attached draft of a letter to Mr. Sterling?

I am holding the original until I hear from you. I thought that perhaps I should write since I carried the earlier correspondence about the proposed exchange.

I am returning herewith your file of correspondence on Haines.

Katharine E. Gladfelter

KEG:mhc
Encl.

October 2, 1950

AIR MAIL

My dear Mr. Sterling:

We have received your letter of September 11 following up our previous correspondence of December 8, 1949 and March 23, 1950 relative to the exchange of property in Haines, Alaska and are very sorry to learn that the United States Government was unwilling to accept our proposal which would have provided the frontage on Main Street for the Alaska Communication System and at the same time have straightened the line of our property by returning some of the land which was taken by the Government during the war.

In view of the refusal of our original proposal the Board at its semi-annual meeting last week rescinded its action approving the proposal and authorized the sale of a tract of land extending approximately 125 feet along Main Street lying along the west side of Sixth Avenue if extended to the northerly boundary of the Army's property, the price to be not less than $1500. This tract, which would have to be surveyed, is one block further west than that originally under discussion.

The figure of $1500 was set on the basis of estimates which we have received quoting $500 to $2000 as the value of Main Street frontages. The tract in question would contain approximately three lots, double in depth those for which the foregoing prices have been quoted.

If the Board's counter-proposal is acceptable will you wish to supply a description of the tract involved as was done in the case of the original tract or shall the Board of National Missions supply this?

Very sincerely yours,

Katharine E. Gladfelter
Secretary, Department of
Educational and Medical Work

Mr. John H. Sterling
Corps. of Engineers, U. S. Army
Alaska District
Anchorage, Alaska

KEG:mhc

cc: Mr. Armstrong
Miss Miller
Mr. Tribus

Ok. 3
Approved by Dr. Tribus
before mailing
KEG

MORTGAGES & PROPERTY
RECEIVED
OCT 6

CLASS OF SERVICE

This is a full-rate Telegram or Cablegram unless its deferred character is indicated by a suitable symbol above or preceding the address.

WESTERN UNION

W. P. MARSHALL, PRESIDENT

1201

SYMBOLS
DL = Day Letter
NL = Night Letter
LC = Deferred Cable
NLT = Cable Night Letter
Ship Radiogram

The filing time shown in the date line on telegrams and day letters is STANDARD TIME at point of origin. Time of receipt is STANDARD TIME at point of destination

WU F032 LONG GOVT DL PD= TDN STATEN ISLAND NY OCT 6 325P=

BOARD OF NATIONAL MISSIONS OF THE PRESBYTERIAN CHURCH
IN THE USA=
156 5TH AVE=

Amata

FM NPARO 1541 REF YOUR LETTER 2 OCTOBER 1950 ALASKA COMMUNICATION SYSTEM SITE TRACT 3 HAINES ALASKA PD PROPERTY REQUIRED BY ALASKA COMMUNICATION SYSTEM IS THAT DESCRIBED IN MY LETTER OF 11 SEPTEMBER 1950 AT 5TH AVENUE AND MAIN STREET PD COUNTER PROPOSAL OF PROPERTY AT 6TH AND MAIN NOT ACCEPTABLE PD INFORMATION REQUESTED BY RETURN COLLECT

THE COMPANY WILL APPRECIATE SUGGESTIONS FROM ITS PATRONS CONCERNING ITS SERVICE

CLASS OF SERVICE

This is a full-rate Telegram or Cablegram unless its deferred character is indicated by a suitable symbol above or preceding the address.

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Ship Radiogram

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RADIO IF OPTION FORWARDED 11 SEPTEMBER 1950 FOR PROPERTY AT 5TH AND MAIN STREET AT 660 DOLLARS WILL BE SOLD TO U S GOVERNMENT AND OPTIONS EXECUTED PD IN THE EVENT YOU ARE UNWILLING TO ACCEPT THIS PROPOSAL THIS OFFICE WILL HAVE NO ALTERNATIVE BUT TO INSTIGATE CONDEMNATION PROCEEDINGS PD ADVISE END REAL ESTATE=

ACTG DIST ENGR CORPS ENGR ANCHORAGE ALASKA 060205Z.
FM NPARO 1541 REF 1950 3 PD 11 1950 5 PD 6TH PD 11 1950 5
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CLASS OF SERVICE

This is a full-rate Telegram or Cablegram unless its deferred character is indicated by a suitable symbol above or preceding the address.

WESTERN UNION

1201

W. P. MARSHALL, PRESIDENT

SYMBOLS

DL = Day Letter
NL = Night Letter
LC = Deferred Cable
NLT = Cable Night Letter
Ship Radiogram

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TELEGRAM

To be sent Collect

Dept. of Educational and Medical Work
October 10, 1950

Mr. John H. Sterling
Corps. of Engineers, U. S. Army
Alaska District
Anchorage, Alaska

Telegram October 6 relative Haines property received. Airmail letter follows.

Katharine E. Gladfelter

KEG:mhc

THE COMPANY WILL APPRECIATE SUGGESTIONS FROM ITS PATRONS CONCERNING ITS SERVICE

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INTER-OFFICE CORRESPONDENCE

BOARD OF NATIONAL MISSIONS

Return to Miss Gladfelter Pub Haines

TO Mr. L. H. Tribus, Treasury

FROM Miss Katharine E. Gladfelter, Ed & Med

RE:

DATE October 11, 1950

Attached is the draft of the letter to Mr. Sterling which we discussed yesterday.

I am sending a duplicate copy of this memorandum so that if you approve of the draft you may okay the copy and return it to me. The original of the memorandum and the carbon of the letter to Mr. Sterling may then be retained for your files.

I am also returning your file of correspondence relative to the Haines property.

Katharine E. Gladfelter

KEG/eb
Encls.

cc Mr. Tribus

Mr. L. H. Tribus, Treasury
Miss Katharine E. Gladfelter, Ed & Med

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KEG/eb
Encls.

cc Mr. Tribus

October 11, 1950

My dear Mr. Sterling:

This is to follow up my telegram of October 10th relative to our property in Haines, Alaska which was sent you yesterday following a conference with Mr. Tribus, the Board's Legal Counsel.

Mr. Tribus and I were both surprised by the nature of your telegram and the threat of condemnation proceedings if the Board did not agree to the proposal in your letter of September 11th. You have probably seen my letter of December 8, 1949 to Major James setting forth the Board's original proposal for an exchange of property with the Government. Perhaps it would be well to explain for the record that this offer was made as a public service with the desire of aiding the community of Haines to secure better communication facilities. The site which the Board proposed be deeded to the Government was our selection and was suggested in specific relation to the tract which the Board proposed be deeded back to the Board by the Government to straiten our property line.

When the Board's original proposal was, to our regret, not acceptable to the Government, the Board did not feel that it could accept the counter proposal in your letter of September 11th. If the exchange had been made as suggested the plot at Main Street and Fifth Avenue would have been on the edge of the bulk of the developed section of our property. Without the exchange it would be in the middle of a narrow Main Street frontage which the Board is now not prepared to break up, hence the suggestion of an alternate site at Main Street and Sixth. The Board also felt that the price suggested in your letter was not acceptable in relation to property values in Haines and that it could not be accepted without depreciating the value of our holdings.

Very sincerely yours,

Katharine E. Gladfelter
Secretary, Department of
Educational and Medical Work

Mr. John H. Sterling
Corps. of Engineers, U. S. Army
Alaska District
Anchorage, Alaska

KEG/eb
Copy Mr. Tribus
Rev. Armstrong
Miss Miller

Board of National Missions
of the Presbyterian Church in the
United States of America

156 Fifth Avenue, New York 10, N. Y.

Field Representative in Alaska
REV. R. ROLLAND ARMSTRONG
4 Behrends Avenue, P.O. Box 2539
Juneau, Alaska

NEW YORK OFFICES:
Department of Work in Alaska
DR. J. EARL JACKMAN, *Secretary*
Department of Educational and Medical Work
MISS KATHARINE E. GLADFELTER, *Secretary*

November 24,1950

Miss Katharine Gladfelter
156 Fifth Avenue
New York 10, N.Y.

Dear Miss Gladfelter:

On Wednesday of this week I was informed by the United States District Attorney's Office that the Real Estate Division of the Army Engineers had filed Preliminary Description of property they want in Haines pending condemnation proceedings.

I am told that there is two ways of handeling this: One, to deal direct with the Army and circumnavigate the need of court action, or;Two, let the law take its course and let the Board's attorney in Juneau represent us in seeing justice is demanded. If condemnation proceedure is invoked the property belongs to the Army and the only action is the method of arriving at a fair price.

The last correspondence I have record of is on October 11th. Is there anything later than this?

I am enclosing the Description as given to me by the District Attorney's office. Would you have it copied for your files, one for Miss Miller and the original returned here?

I was to leave today for our Sitka conference, but it it a terrible snow storm. I am scheduled to arrive in Washington on the first. You will be able to contact me through Delegate "Bob" Bartlet's office in the New House Office Building.

Most sincerely yours,
R. Rolland Armstrong

cc.
I. Miller.

PRELIMINARY DESCRIPTION PENDING SURVEY

Tract 3. A tract of land within U.S. Survey No. 735, Presbyterian Mission Reserve, lying between Army Tract A-2 and the Haines Townsite, U.S. Survey 1179, more particularly described as follows:

Commencing at the point of intersection at the center line of Main Street and Fifth Avenue, Haines Townsite, monumented by underground stone marker; thence S. 9*05' W. 23.91 feet to the S. line of U.S. Survey 1179 and N. line of U.S. Survey 735; thence N. 80*52'30" W. 30.0 feet along the said line to the Point of Beginning of the herein described tract; thence along the North line of U.S. Survey 735, N. 80*52'30" W. 125.0 feet; thence S. 90*05' W. 290 feet, more or less, to an intersection with the North line of Alaska Communication System tract, a portion of Army Tract A-2; thence along the said North line of Alaska Communication System tract, South 77*40' East 126 feet, more or less, to an intersection with the West line of Fifth Avenue extended; ~~the Point of Beginning. The area thus described aggregates .85 acre of land, more or less, owned by the Board of National Missions of the Presbyterian Church.~~ thence N. 9*05' W. 300 feet, more or less, along the said West line of Fifth Avenue extended to the point of beginning. The area thus described aggregates .85 acre of land, more or less, owned by the Board of National Missions of the Presbyterian Church

Prof
Haines

Mr. Tribus
Katharine E. Gladfelter
Haines House, Haines, Alaska

December 4, 1950

In accordance with my telephone conversation I am turning over to you the Haines property material including the latest letter from Mr. Armstrong, for you to follow through and arrange with the attorney in Juneau to represent us in the condemnation proceedings. We shall count upon you to see that Mr. Armstrong, Miss Miller and our office receive copies of all correspondence.

Please note that Mr. Armstrong has asked to have returned to him the description of the property prepared for him by the District Attorney's Office. As we have checked with our records, this description tallies with the plot which we offered to trade with the Army for a piece of their property and which they refused.

Katharine E. Gladfelter
Secretary, Department of
Educational and Medical Work

KEG:G:lhc
Attached
Signed in Miss Gladfelter's absence.

Board of National Missions
of the Presbyterian Church in the
United States of America
156 Fifth Avenue, New York 10, N. Y.

Department of
DEC 11 19
National and Medical Work

December 7, 1950

Re: Haines, Alaska

Messrs. Faulkner, Banfield & Boochever
P. O. Box 1121
Juneau, Alaska

Att: Mr. N. C. Banfield

Dear Mr. Banfield:

Once again we must call upon you to represent us in condemnation proceedings which the government will shortly undertake with regard to a portion of our Haines property, the details of which will be more particularly described in the succeeding paragraphs of this letter.

First, in 1947, the Board commenced negotiations with the Alaska Communication System, through the office of Major Joyce B. James, Seattle 4, Washington, for the purpose of exchanging a tract of the Board's property on Main Street, for a tract of government land, fronting on the Haines Cut-Off Military Road. It was thought, at the time, that it would be better for the citizens of Haines and also more convenient for the Army to have the Communication System's offices and buildings, located on Main Street. Naturally this procedure required considerable discussion and also required that the exchange of lands be carefully surveyed, in order to arrange for an equitable exchange, which the Board thought would be mutually advantageous to both parties.

On December 8, 1949, the Board of National Missions took the action hereinafter set forth. This action was communicated to Major Joyce B. James by Miss Katharine E. Gladfelter, Secretary of the Department of Educational and Medical Work, by a letter dated December 8, 1949. The action taken by the Board is as follows:

> "THAT in order to provide Main Street frontage for the office which will be part of the new installations which the Alaska Communication System (operated by the U. S. Army) plans to erect in Haines, Alaska, the Board deed to the U. S. Government a tract of land described below extending approximately 125 feet along Main Street and approximately 300 feet along the west side of the proposed extension of Fifth Avenue to the northerly line of the Army's property, provided the government will deed to the Board in exchange the plot approximately 240 feet by 300 feet now used by the Army, east of the proposed extension of Fifth Avenue, which will be more useful to the Mission and serve to straighten the line of the Beard's holdings. This exchange to be subject to descriptions from an accurate survey of both plots to be made at a later date, and that the proper officers of the Board be and hereby are authorized to execute the necessary papers."

Believing that the government would carry out its expressed intention, we also

arranged with Mr. W. Muncaster of 30 Mile, Haines, Alaska, to make a survey of the tract, which the Board was prepared to deed and also of the tract which we were to receive in exchange.

The government engineers likewise made a survey of their own land, a photostatic copy of which is enclosed, for your benefit, which indicates both parcels. Matters appeared to be proceeding in a satisfactory manner, as indicated in a letter dated March 23, 1950 from Mr. John H. Sterling, Real Estate Director, Corps of Engineers, U. S. Army, Office of the District Engineer, Alaska District, Anchorage, Alaska, addressed to Miss Katharine Gladfelter, with copies to Rev. R. R. Armstrong, Juneau and Major Joyce B. James, Seattle. A full copy of this letter is enclosed herewith for your information.

Subsequently on September 11, 1950, Mr. John Sterling, on behalf of the United States government, advised Miss Gladfelter that the government was unwilling to complete the transaction which would have provided the frontage on Main Street for the Alaska Communication System and at the same time would have straightened the line of our property by returning some of the land which was taken by the government during the war.

The Board then proposed to sell the Main Street property to the government at a price of not less than $1,500.00, which it thought quite reasonable. The letter from Mr. Sterling, in addition to advising the Board of the government's unwilliness to consent to the exchange, contained an offer to purchase the Board's Main Street property for the sum of $660.00. It was also accompanied by an offer for the purchase of the property in sextuplicate. A full copy of Mr. Sterling's letter of September 11, 1950 is enclosed. As has been previously stated, the Board did not consider $660.00 an equitable offer in any respect.

On October 6, 1950, the Board received the following telegram from the acting District Engineer, Corps Engineers, of Anchorage, Alaska:

> "Ref your letter 2 October 1950 Alaska Communication System site tract 3 Haines Alaska Pd property required by Alaska Communication System is that described in my letter of 11 September 1950 at 5th Avenue and Main Street Pd counter proposal of property at 6th and Main not acceptable Pd. Information requested by return collect radio. If option forwarded 11 September 1950 for property at 5th and Main Street at 660 dollars will be sold to U S government and options executed Pd in the event you are unwilling to accept this proposal this office will have no alternative but to instigate condemnation proceedings. Advise end real estate."

On October 11, 1950, Miss Katharine Gladfelter wrote, in detail, to Mr. John H. Sterling, answering the telegram of October 6, 1950. A copy of this letter is enclosed herein. We now understand that the government has commenced condemnation proceedings and therefore, desire legal representation.

You will, no doubt, want to communicate with Miss Isabel Miller of Haines House, and with Rev. R. Rolland Armstrong, our Field Representative in Alaska, who at present resides at 4 Behrends Avenue, Juneau, Alaska. Mr. Armstrong has full knowledge of this entire situation and will, I am sure, prove most helpful in your future dealings with the government, as well as Miss Miller.

If you need further documentary evidence from my office, I will be glad to furnish same upon request. I would suggest, however, that Mr. Muncaster, the surveyor, is entirely familiar with the transaction as he surveyed both parcels.

With kind personal regards, I am

Cordially yours,

Lucien H. Tribus

LHT/dmb
Enclosures 4

Lucien H. Tribus
Legal Counsel

cc Miss Isabel Miller
Rev. R. Rolland Armstrong
Katharine E. Gladfelter

Mission Property
Property
Mission Property
School Property
Mission Property
Haines Cut-Off

W.E.G. 12/15/50 Re Haines property

Upon reading carefully this letter of Leibus' to Faulkner and Banfield I note that the marked paragraph is not quite correct as the Board's proposal then was to sell the Gov. another piece of property on Main (6th & Main) this sounds as though the proposal concerned the same piece previously considered at 5th & Main.

As it stands the reference in the quoted telegram to 6th & Main would not be clear

Perhaps Mr Faulkner knows the situation from previous Cor - and a correction may not be necessary but the statement is not correct

Eb.

INTER-OFFICE MEMORANDUM

To: Mr. Tribus - Room 801

From: Katharine E. Gladfelter December 18, 1950

Miss Goddard, in reading the copy of your letter of December 7 to Mr. Faulkner, has caught one thing which I did not notice in my hasty ready when you showed it to me before mailing.

In the third paragraph on page 2 the statement is made that "the Board proposed to sell the Main Street property to the government" etc. This reads as though the property referred to is that we originally proposed for exchange. It was, however, a lot one block further out at Sixth and Main Street and Mr. Sterling refused to consent either to this new location or the price proposed.

You may want to explain this to Mr. Faulkner since otherwise the reference in the telegram of October 6 and the "counter-proposal of property at Sixth and Main" might not be clear.

Katharine E. Gladfelter

KEG:mhc

Miss Gladfelter

Rup Haws

Board of National Missions of the
of the Presbyterian Church in the
United States of America
156 Fifth Avenue, New York 10, N. Y.

December 28, 1950
Juneau, Alaska

Faulkner and Banfield, Esqs.
Juneau, Alaska

Attention: H. L. Faulkner, Esq.

Dear Mr. Faulkner:

In the third paragraph on page two of my letter to you of December 7th the statement is made "the Board proposed to sell the Main Street property to the government." This reads as though the property referred to is that which we originally proposed for exchange.

It was, however, a lot one block further out at Six and Main Streets. Mr. Sterling refused to consent either to this new location or the price proposed.

Sincerely yours,

L.H.T.

LHT:AR
Air Mail

Lucien H. Tribus
Legal Counsel

CC- Katharine E. Gladfelter

COPY

Dept. of
JAN 2 1951
Educational and Medical Work